

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Veramonte Subdivision

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord

CONTACT: Brian Walker

EXT: 7337

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for the Veramonte Subdivision located on the corner of Long Pond Road and west of Interstate 4 in Section 13, Township 20 south, Range 29 east.

District 5 Brenda Carey

Brian Walker

BACKGROUND:

The applicant, KMT Development LLC., is requesting final plat approval for a 48 lot single family residential subdivision. The proposed subdivision is 51.44 +/- acres in size and zoned as a Planned Unit Development.

The proposed subdivision will be served by Seminole County water and sanitary system. Reclaim for irrigation is also available and will be connected.

Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. The applicant has posted a performance bond in compliance with SCLDC 35.44 (e) *Additional Required Legal Submittals* (1) *Bonds* to guarantee all infrastructure improvements.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and authorize the Chairman to execute the final plat for the Veramonte Subdivision located on the corner of Long Pond Road and west of Interstate 4 in Section 13, Township 20 south, Range 29 east.

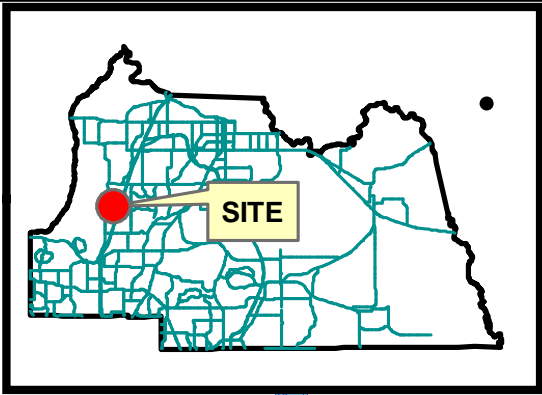
ATTACHMENTS:

1. Veramonte Area
2. Veramonte Location Map
3. Veramonte Aerial Map
4. Reduced Copy of Veramonte Final Plat

Additionally Reviewed By:

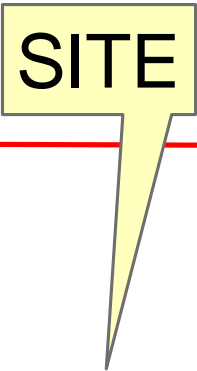


County Attorney Review (Kimberly Romano)



SITE

LAKE MARY



Final Plat



Veramonte Subdivision

Final Plat



VERAMONTE

LOCATED IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 29 EAST,
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 6

PLAT
BOOK

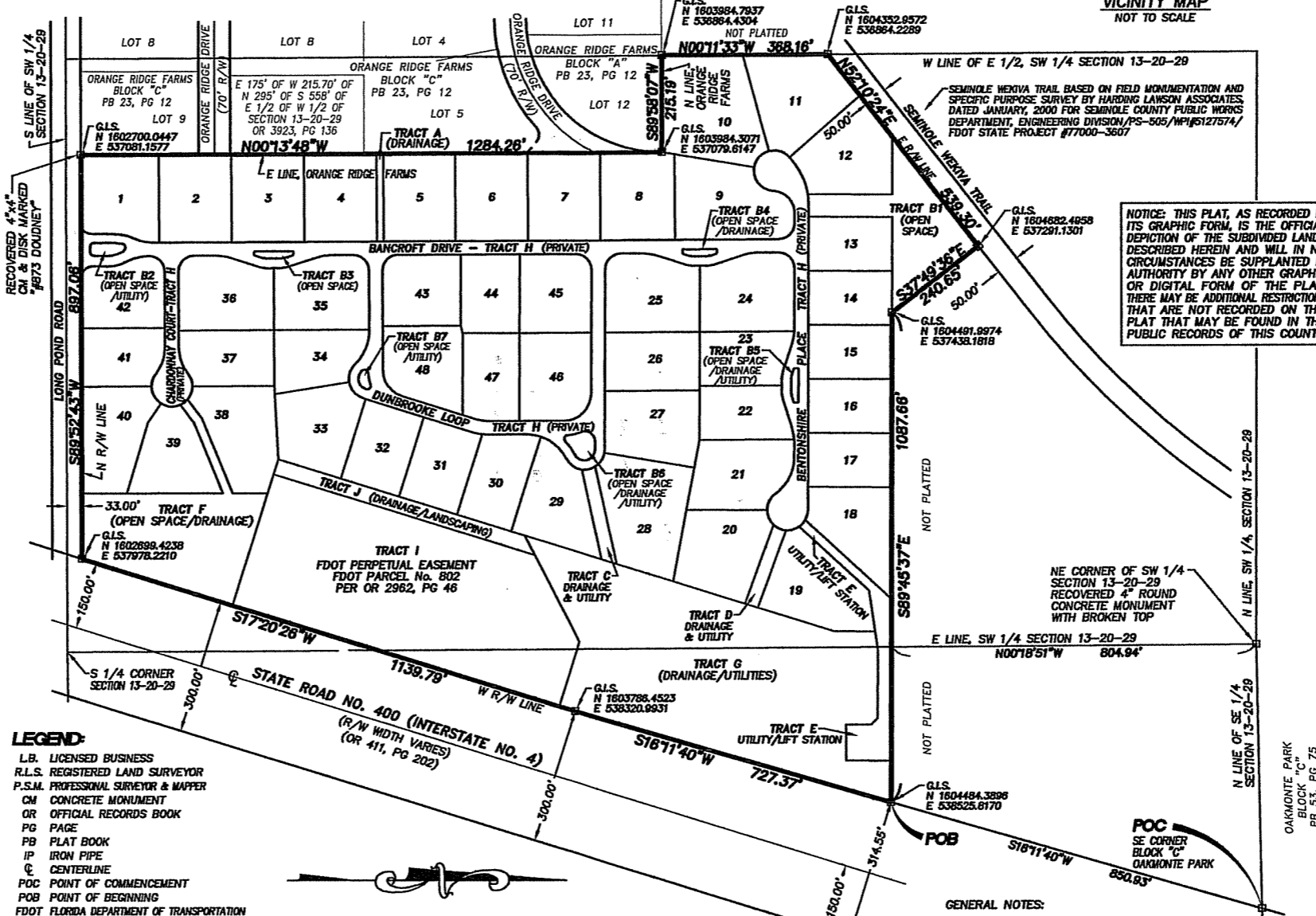
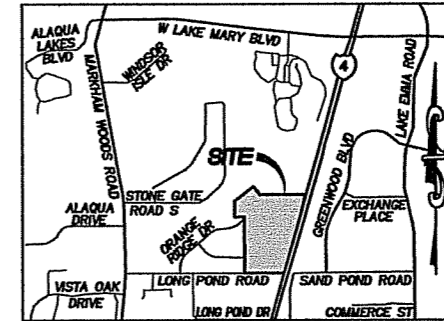
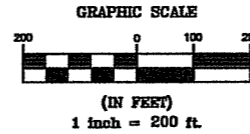
PAGE

DESCRIPTION:

A PORTION OF LAND IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK "C", OAKMONTE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 75 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS A POINT OF REFERENCE, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 400; THENCE RUN S16°11'40"W, ALONG SAID WEST RIGHT OF WAY LINE, 850.93 FEET TO THE POINT OF BEGINNING; THENCE RUN N89°45'37"W, 1087.66 FEET; THENCE RUN N37°49'38"W, 240.65 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SEMINOLE WERKIA TRAIL (A 50' RIGHT OF WAY); THENCE RUN S52°10'24"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, 539.30 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE RUN S00°11'33"E, ALONG SAID WEST LINE, 368.16 FEET TO THE NORTH LINE OF ORANGE RIDGE FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 12 OF THE SEMINOLE COUNTY PUBLIC RECORDS; THENCE RUN N89°58'07"E, ALONG SAID NORTH LINE, 215.18 FEET TO THE EAST LINE OF SAID PLAT; THENCE RUN S00°13'48"E, ALONG SAID EAST LINE, 1284.26 FEET TO THE NORTH RIGHT OF WAY LINE OF LONG POND ROAD (A 66' RIGHT OF WAY); THENCE RUN N89°52'43"E, ALONG SAID NORTH RIGHT OF WAY LINE, 897.08 FEET TO THE AFORESAID WEST RIGHT OF WAY OF STATE ROAD NO. 400; THENCE RUN N17°20'26"E, ALONG SAID WEST RIGHT OF WAY, 1139.78 FEET; THENCE RUN N16°11'40"E, CONTINUING ALONG SAID WEST RIGHT OF WAY, 727.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 51.443 ACRES MORE OR LESS.



LEGEND:

- LB. LICENSED BUSINESS
- R.L.S. REGISTERED LAND SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- CM CONCRETE MONUMENT
- OR OFFICIAL RECORDS BOOK
- PG PAGE
- PB PLAT BOOK
- IP IRON PIPE
- CL CENTERLINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- NR NON-RADIAL
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- POC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- RP RADIUS POINT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- R/W RIGHT OF WAY
- SF SQUARE FEET
- (TYP) TYPICAL



1160 Solana Avenue, Winter Park, Florida 32789 (407) 645-1332 01022.014

LOT #	GROSS AREA (SF)	NET BUILDABLE AREA (SF)	LOT #	GROSS AREA (SF)	NET BUILDABLE AREA (SF)	LOT #	GROSS AREA (SF)	NET BUILDABLE AREA (SF)
1	31,272	15,705	17	22,200	12,000	33	31,071	17,356
2	31,200	18,200	18	30,377	16,687	34	24,229	12,941
3	31,200	18,200	19	36,125	22,156	35	32,690	17,892
4	31,200	18,200	20	34,143	19,587	36	32,692	17,984
5	31,200	18,200	21	32,075	18,664	37	24,911	14,047
6	31,200	18,200	22	23,331	12,808	38	34,238	19,687
7	31,200	18,200	23	23,342	12,803	39	27,263	15,471
8	32,109	18,650	24	34,626	19,287	40	32,329	17,365
9	40,116	20,308	25	34,634	18,308	41	22,874	12,132
10	48,885	26,048	26	27,301	15,951	42	26,827	13,125
11	37,731	19,354	27	32,292	19,333	43	27,193	12,912
12	33,875	18,450	28	43,678	26,545	44	22,709	12,100
13	22,200	12,000	29	30,636	16,851	45	27,558	13,638
14	22,200	12,000	30	25,723	14,078	46	30,248	15,975
15	22,200	12,000	31	24,987	13,801	47	24,089	13,437
16	22,200	12,000	32	24,975	13,800	48	29,848	15,108

GENERAL NOTES:

1. DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT "PRM LB 5736", UNLESS NOTED OTHERWISE.
2. DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "PCP LB 5736", UNLESS NOTED OTHERWISE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF BLOCK "C", OAKMONTE PARK PER THE PLAT THEREOF AS BEING S88°56'45"W.
4. ALL LOT LINES ARE RADIAL UNLESS NOTED (NR) NOT RADIAL.

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON THIS

DAY OF _____, 2007, AT _____

BY: _____ FILE NO. _____
MARYANNE MORSE, CLERK OF THE COURT IN AND FOR SEMINOLE COUNTY, FLORIDA

VERAMONTE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, KMT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREAFTER REFERRED TO AS "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED HEREON AND THAT IT HAS CAUSED THE LANDS HEREON TO BE SURVEYED AND THIS PLAT, ENTITLED VERAMONTE, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

TRACT A (DRAINAGE), TRACT B1 (OPEN SPACE), TRACT B2 (OPEN SPACE/UTILITY), TRACT B3 (OPEN SPACE), TRACT B4 (OPEN SPACE/DRAINAGE), TRACT B5 AND B6 (OPEN SPACE/DRAINAGE/UTILITY), TRACT B7 (OPEN SPACE/UTILITY), TRACTS C AND D (UTILITY AND LIFT STATION), TRACT E (OPEN SPACE), TRACT F (OPEN SPACE/DRAINAGE), TRACT G (DRAINAGE AND UTILITY), TRACT H (PRIVATE RIGHT OF WAY) AND TRACT J (DRAINAGE/LANDSCAPING) ARE ALL COMMON PROPERTY UNDER THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR VERAMONTE AND ARE OWNED AND MAINTAINED BY THE VERAMONTE COMMUNITY ASSOCIATION, INC. TRACT I (FOOT PERPETUAL EASEMENT) IS OWNED BY THE VERAMONTE COMMUNITY ASSOCIATION, INC. AND MAINTAINED BY FDOT. A DRAINAGE EASEMENT OVER, UNDER AND ACROSS SAID TRACT I IS HEREBY GRANTED TO FDOT. THE WALL AND LANDSCAPE EASEMENTS ARE DEDICATED TO THE VERAMONTE COMMUNITY ASSOCIATION, INC. FOR MANAGEMENT OF COMMON SUBDIVISION WALLS AND LANDSCAPING. ALL OF THE STREETS AND EASEMENTS SHOWN ON THIS PLAT ARE NOT REQUIRED FOR PUBLIC USE AND SUCH STREETS AND EASEMENTS ARE NOT AND WILL NOT BE A PART OF THE COUNTY SYSTEM OF PUBLIC ROADS. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE VERAMONTE COMMUNITY ASSOCIATION, INC. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO SEMINOLE COUNTY. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE ABOVE DOES NOT APPLY TO ANY PRIVATE EASEMENTS, IF ANY, GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. CABLE TELEVISION SERVICES CONSTRUCTION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. A NON-EXCLUSIVE, DRAINAGE, ROAD AND UTILITY EASEMENT OVER AND UNDER ALL OF THE DRAINAGE AND UTILITY EASEMENTS AND PRIVATE STREETS SHOWN HEREON IS HEREBY DEDICATED TO SEMINOLE COUNTY. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN SOLELY ASSUMED BY THE GOVERNING BODY. ALL STREETS AND EASEMENTS SHALL REMAIN PRIVATE AND THE SOLE AND EXCLUSIVE PROPERTY OF THE LAWFUL OWNER, AND IT DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF ADJACENT LANDS WITHIN VERAMONTE AND THEIR GUESTS, INVITEES AND DOMESTIC HELP, AND TO DELIVERY/PICKUP AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL SERVICE MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE LAWFUL OWNER TO SERVE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENS ON SUCH LANDS AND SUCH OTHER PERSONS AS THE LAWFUL OWNER FROM TIME TO TIME MAY DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID STREETS AND EASEMENTS. REGARDLESS OF THE PRECEDING PROVISIONS, THE LAWFUL OWNER RESERVES THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY THE RIGHT OF INGRESS TO ANY PERSON WHO, IN THE OPINION OF THE LAWFUL OWNER, MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR A NUISANCE ON ANY PART OF THE LANDS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND WITNESSED BY THE OFFICER NAMED BELOW ON THIS _____ DAY OF _____, 2007.

KMT DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

SIGNED IN THE PRESENCE OF:

MARK A. CRONE, MANAGER

PRINTED NAME

PRINTED NAME

STATE OF FLORIDA, COUNTY OF SEMINOLE

I HEREBY CERTIFY, THAT ON THIS _____ DAY OF _____, 2007, BEFORE ME, PERSONALLY APPEARED MARK A. CRONE, MANAGER OF KMT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER DULY AUTHORIZED, AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID COMPANY.

NOTARY STAMP:

NOTARY:

PRINT NAME:

COMMISSION NUMBER:

MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA CONTAINED HEREIN COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF CHAPTER 177.091 (7) REGARDING "PERMANENT REFERENCE MONUMENTS," THAT THE LAND IS LOCATED IN SEMINOLE COUNTY, FLORIDA, AND THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER PURSUANT TO SECTION 177.061 OF THE FLORIDA STATUTES.

SIGNED _____ DATED _____
ROBERT D. M. SEARS, P.S.M. SEARS SURVEYING COMPANY
FLORIDA REGISTRATION NO. 4263 1160 SOLANA AVENUE
LICENSED BUSINESS NO. 5736 WINTER PARK, FLORIDA 32789

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177 OF THE FLORIDA STATUTES.

DATED _____
STEVE L. WESSELS, SEMINOLE COUNTY SURVEYOR, FLORIDA REGISTRATION NO. 4589

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2007, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

BY _____ DATED _____

PRINTED NAME: _____

ATTEST: _____
CLERK OF THE BOARD
PRINTED NAME: _____

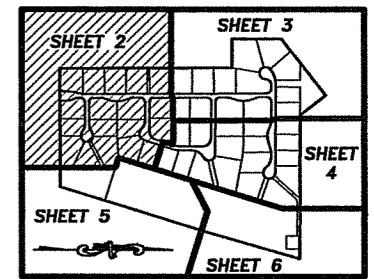
VERAMONTE

LOCATED IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 29 EAST,
SEMINOLE COUNTY, FLORIDA

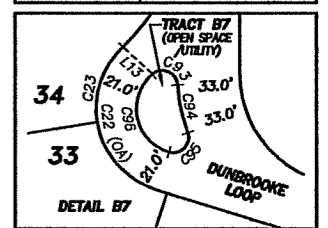
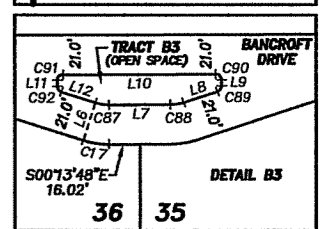
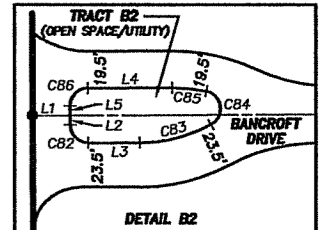
SHEET 2 OF 6

PLAT
BOOK

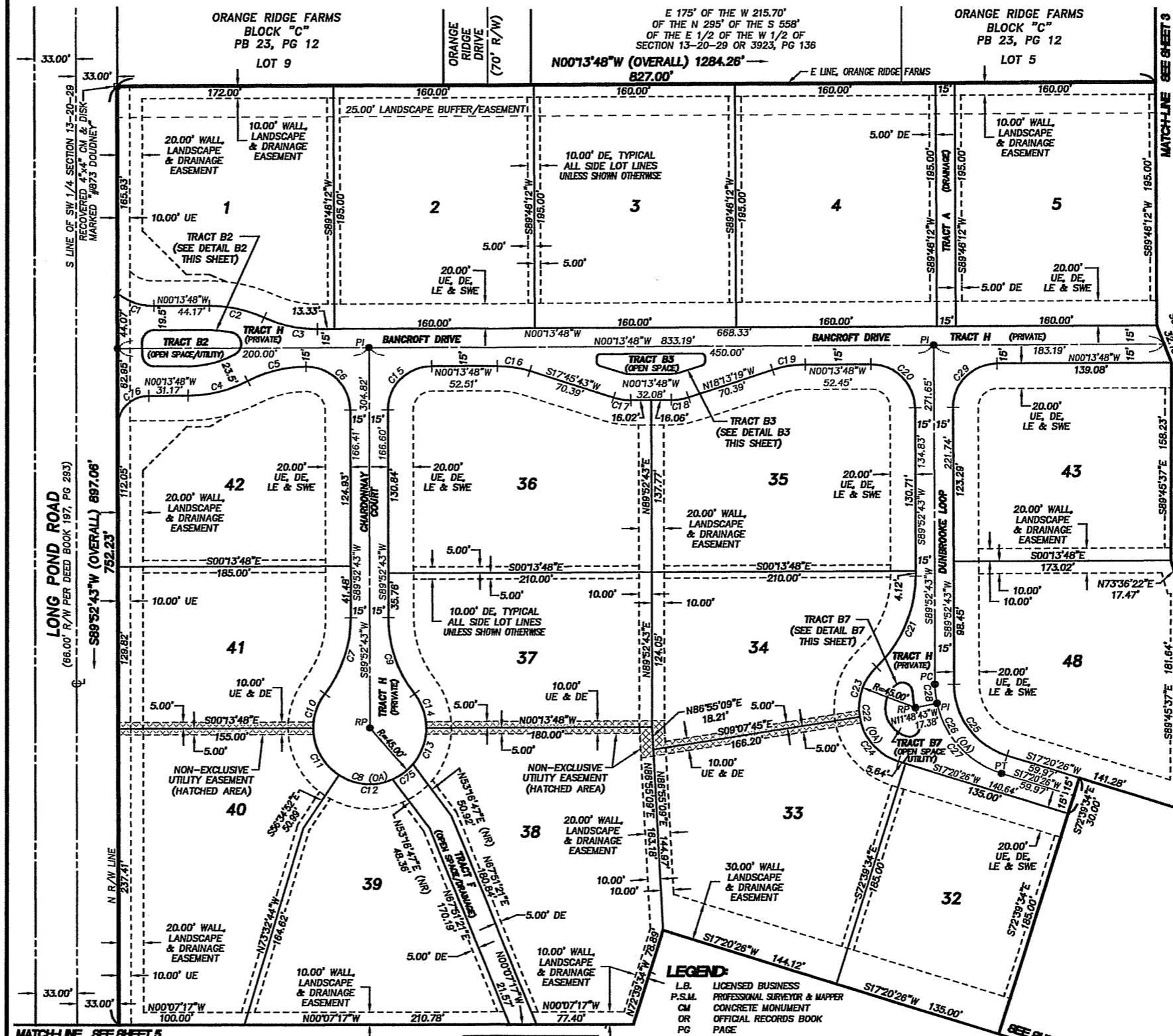
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KEY MAP
NOT TO SCALE



CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3812.38°	47.00'	31.34'	N18°32'32"E	30.77'
C2	24°59'13"	103.00'	44.92'	S12°15'49"W	44.56'
C3	24°59'13"	100.00'	43.61'	N12°15'48"E	43.27'
C4	27°32'19"	103.00'	49.51'	N13°59'57"W	49.03'
C5	27°32'19"	100.00'	48.06'	S13°59'57"E	47.60'
C6	90°06'31"	35.00'	55.04'	S44°49'28"W	49.54'
C7	37°31'25"	100.00'	65.49'	N71°21'35"W	64.33'
CB (OA)	255°02'49"	45.00'	200.31'	N00°07'17"W	71.39'
C9	37°31'25"	100.00'	65.49'	N71°07'01"E	64.33'
C10	37°37'55"	45.00'	29.56'	S71°24'50"E	29.03'
C11	56°21'05"	45.00'	44.26'	N81°35'40"E	42.50'
C12	57°17'58"	45.00'	45.00'	N04°46'09"E	43.15'
C13	40°40'12"	45.00'	31.94'	N89°53'41"W	31.28'
C14	37°24'54"	45.00'	29.39'	S71°03'45"W	28.87'
C15	89°53'29"	35.00'	54.91'	S45°10'32"E	49.45'
C16	17°59'31"	84.00'	26.38'	S08°45'58"W	26.27'
C17	17°59'31"	44.00'	13.82'	N08°45'58"E	13.76'
C18	17°59'31"	44.00'	13.82'	N09°13'33"W	13.76'
C19	17°59'31"	84.00'	26.38'	S09°13'33"E	26.27'
C20	90°06'31"	35.00'	55.04'	S44°49'28"W	49.54'
C21	46°38'53"	100.00'	81.42'	N66°47'50"W	78.19'
C22 (OA)	119°11'10"	45.00'	93.61'	N78°56'01"E	77.82'
C23	55°39'21"	45.00'	43.71'	S71°18'04"E	42.01'
C24	63°31'49"	45.00'	49.80'	N49°06'20"E	47.38'
C25	72°32'17"	60.00'	75.96'	N53°36'34"E	70.99'
C26 (OA)	72°32'17"	75.00'	94.95'	N53°36'34"E	88.74'
C27	60°50'51"	75.00'	79.65'	N47°45'52"E	75.98'
C28	11°41'26"	75.00'	15.30'	N84°02'00"E	15.28'
C29	89°53'29"	35.00'	54.91'	S45°10'32"E	49.45'
C75	25°40'45"	45.00'	20.17'	N38°43'13"W	20.00'
C76	89°53'29"	25.00'	39.22'	S45°10'32"E	35.32'
C82	90°00'00"	9.50'	14.92'	N44°46'12"E	13.44'
C83	28°10'47"	79.50'	39.10'	N14°19'11"W	38.71'
C84	139°30'17"	9.50'	23.13'	S81°50'17"W	17.83'
C85	12°18'56"	83.50'	17.95'	S05°55'40"W	17.91'
C86	90°00'00"	9.50'	14.92'	S45°13'48"E	13.44'
C87	17°59'31"	23.00'	7.22'	N08°45'58"E	7.19'
C88	17°59'31"	23.00'	7.22'	N09°13'33"W	7.19'
C89	72°00'29"	3.00'	3.77'	N54°13'33"W	3.53'
C90	90°00'00"	3.00'	4.71'	S44°46'12"W	4.24'
C91	90°00'00"	3.00'	4.71'	S45°13'48"E	4.24'
C92	72°00'29"	3.00'	3.77'	N53°45'58"E	3.53'
C93	126°31'20"	8.00'	17.67'	S22°55'41"W	14.29'
C94	18°00'07"	93.00'	25.97'	N78°11'17"E	25.89'
C95	126°31'20"	8.00'	17.67'	N46°33'06"W	14.29'
C96	122°57'26"	24.00'	51.50'	N78°11'17"E	42.17'



MATCH-LINE SEE SHEET 5

SEE SHEET 4
SEE SHEET 5
MATCH-LINE

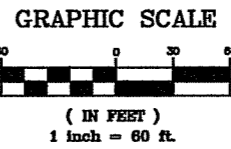


**SEARS
SURVEYING
COMPANY**

1160 Solana Avenue, Winter Park, Florida 32789 (407) 645-1332
01022.014

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.62'	N00°13'48"W
L2	5.00'	N89°46'12"E
L3	26.93'	N00°13'48"W
L4	44.20'	N00°13'48"W
L5	5.00'	N89°46'12"E
L6	21.00'	N72°14'17"W
L7	32.08'	N00°13'48"W
L8	18.69'	N18°13'19"W
L9	3.25'	N89°46'12"E
L10	80.00'	N00°13'48"W
L11	3.25'	N89°46'12"E
L12	18.69'	S17°45'43"W
L13	21.08'	N42°57'02"E

- LEGEND:**
- L.B. LICENSED BUSINESS
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - CM CONCRETE MONUMENT
 OR OFFICIAL RECORDS BOOK | - PG PAGE - PLAT BOOK - CL CENTERLINE - PC POINT OF COMMENCEMENT
 - NR NON-RADIAL
 - PB POINT OF BEGINNING
 - PC POINT OF CURVATURE - PI POINT OF INTERSECTION - PT POINT OF TANGENCY - POC POINT OF COMPOUND CURVATURE - PRC POINT OF REVERSE CURVATURE - RP RADIUS POINT - DE DRAINAGE EASEMENT - LE LANDSCAPE EASEMENT - UE UTILITY EASEMENT - SWE SIDEWALK EASEMENT - R/W RIGHT OF WAY - (TYP) TYPICAL



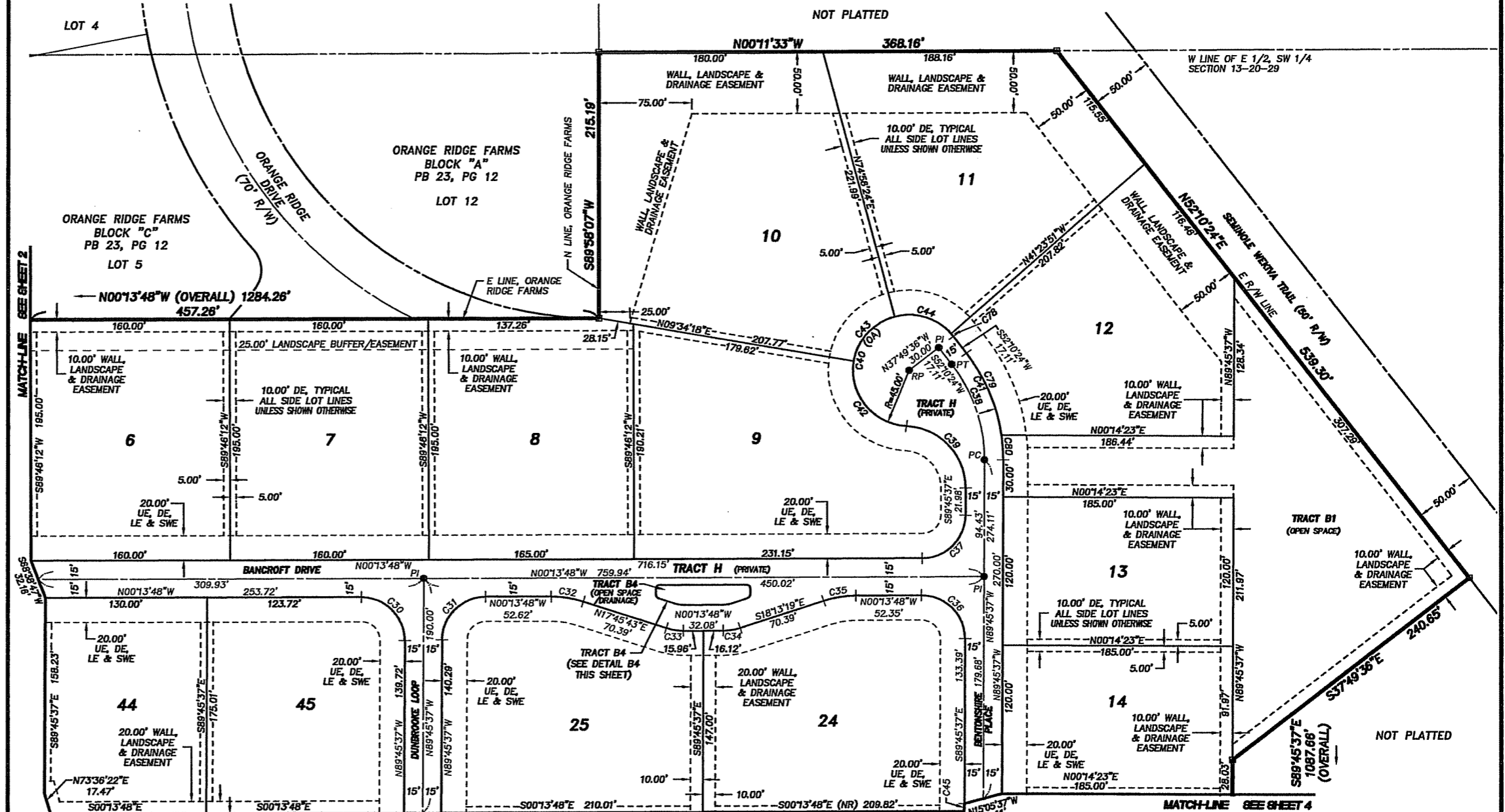
VERAMONTE

LOCATED IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 29 EAST,
SEMINOLE COUNTY, FLORIDA

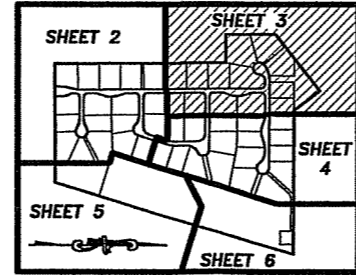
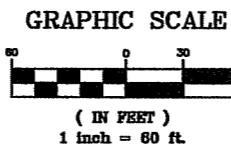
SHEET 3 OF 6

PLAT
BOOK

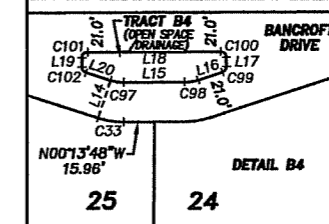
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SEE SHEET 2
MATCH-LINE
SEE SHEET 4



- LEGEND:**
- L.B. LICENSED BUSINESS
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - CM CONCRETE MONUMENT
 - OR OFFICIAL RECORDS BOOK
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 - DE DRAINAGE EASEMENT
 - LE LANDSCAPE EASEMENT
 - UE UTILITY EASEMENT
 - SWE SIDEWALK EASEMENT
 - R/W RIGHT OF WAY
 - (TYP) TYPICAL



LINE TABLE		
LINE	LENGTH	BEARING
L14	21.00'	N72°14'17"W
L15	32.08'	N00°13'48"W
L16	13.44'	S18°13'19"E
L17	4.87'	N89°46'12"E
L18	70.00'	N00°13'48"W
L19	4.87'	N89°46'12"E
L20	13.44'	N17°45'43"E

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C30	90°28'11"	35.00'	55.26'	S45°00'18"W	49.70'
C31	89°31'49"	35.00'	54.69'	S44°59'42"E	49.29'
C32	17°59'31"	84.00'	26.38'	S08°45'58"W	26.27'
C33	17°59'31"	44.00'	13.82'	N08°45'58"E	13.76'
C34	17°59'31"	44.00'	13.82'	N08°13'33"W	13.76'
C35	17°59'31"	84.00'	26.38'	S09°13'33"E	26.27'
C36	90°28'11"	35.00'	55.26'	S45°00'18"W	49.70'
C37	89°31'49"	35.00'	54.69'	N44°59'42"W	49.29'
C38	38°03'59"	125.00'	83.05'	S71°12'23"W	81.53'
C39	87°26'29"	50.00'	76.31'	S48°31'08"W	69.11'
C40 (OA)	228°22'30"	45.00'	180.15'	S82°30'51"E	81.77'
C41	38°03'59"	140.00'	93.01'	S71°12'23"W	91.31'
C42	98°48'25"	45.00'	76.01'	N51°11'08"E	67.29'
C43	66°22'06"	45.00'	51.34'	S47°44'39"E	48.60'
C44	63°39'45"	45.00'	50.00'	S16°46'17"W	47.47'
C45	03°34'15"	110.00'	6.34'	N88°06'37"W	6.34'
C78	03°34'15"	45.00'	2.80'	S50°23'16"W	2.80'
C79	28°51'12"	140.00'	72.95'	S87°06'00"W	72.12'
C80	08°12'48"	140.00'	20.07'	S86°07'59"W	20.05'
C97	17°59'31"	23.00'	7.22'	N08°45'58"E	7.19'
C98	17°59'31"	23.00'	7.22'	N09°13'33"W	7.19'
C99	72°00'29"	3.00'	3.77'	N54°13'33"W	3.53'
C100	90°00'00"	3.00'	4.71'	S44°46'12"W	4.24'
C101	90°00'00"	3.00'	4.71'	S45°13'48"E	4.24'
C102	72°00'29"	3.00'	3.77'	N53°45'58"E	3.53'



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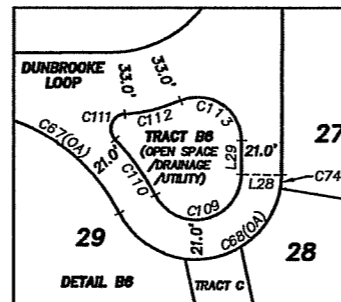
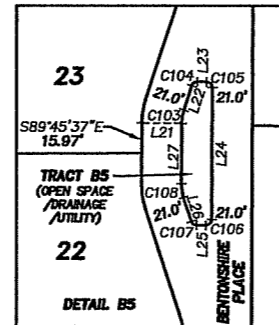
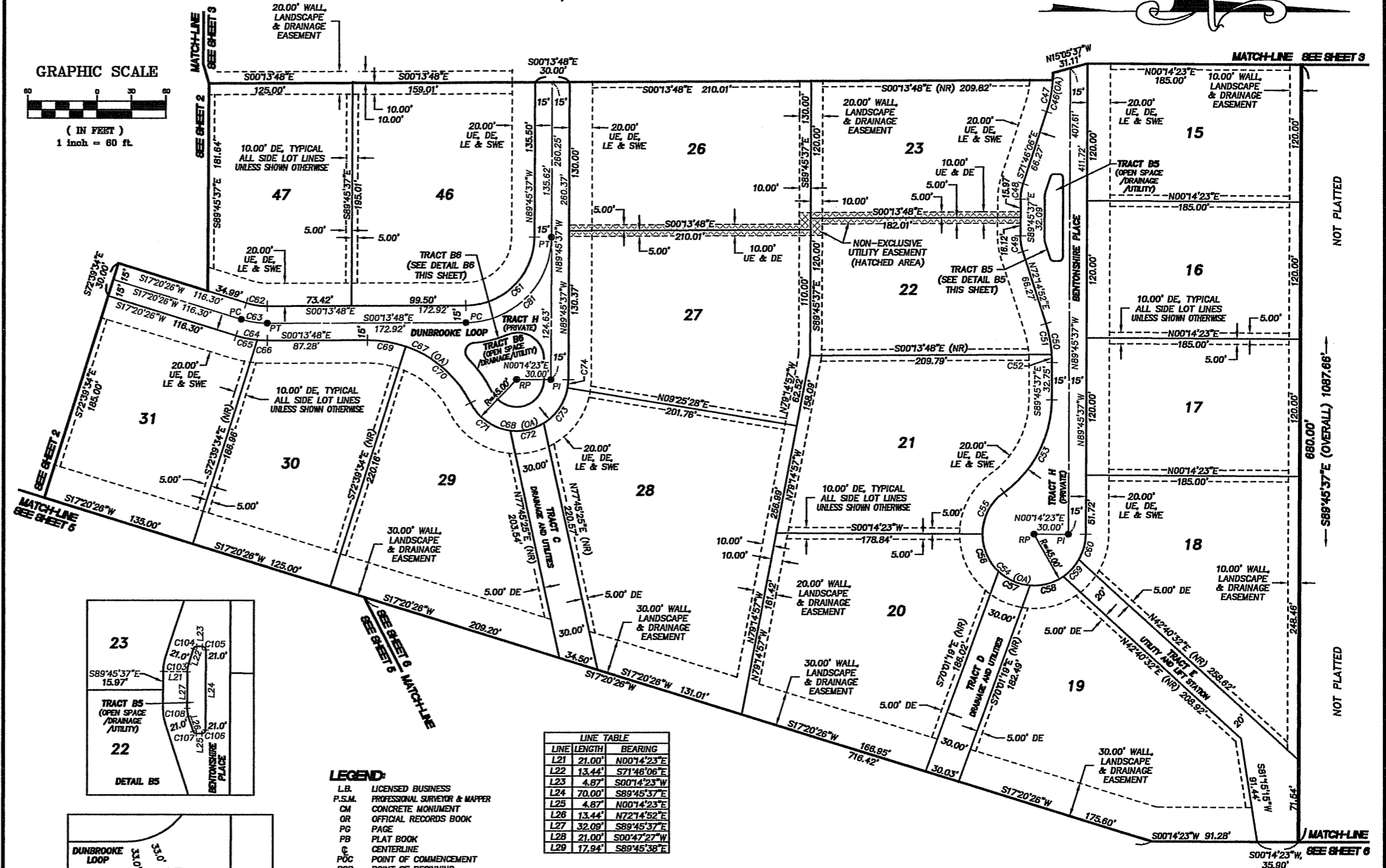
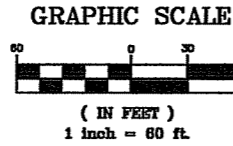
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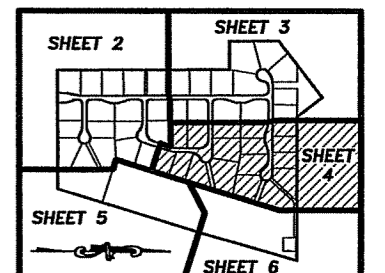
LEGEND

- L.B. LICENSED BUSINESS
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- CM CONCRETE MONUMENT
- OR OFFICIAL RECORDS BOOK
- PG PAGE
- PB PLAT BOOK
- CL CENTERLINE
- POB POINT OF BEGINNING
- NR NON-RADIAL
- PC POINT OF CURVATURE
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- POC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- RP RADIUS POINT
- DE DRAINAGE EASEMENT
- LE LANDSCAPE EASEMENT
- UE UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- R/W RIGHT OF WAY
- (TYP) TYPICAL

LINE	LENGTH	BEARING
L21	21.00'	N00°14'23"E
L22	13.44'	S71°48'06"E
L23	4.87'	S00°14'23"W
L24	70.00'	S89°45'37"E
L25	4.87'	N00°14'23"E
L26	13.44'	N72°14'52"E
L27	32.08'	S89°45'37"E
L28	21.00'	S00°47'27"W
L29	17.84'	S89°45'39"E

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C46(OA)	17°59'31"	110.00'	34.54'	N80°45'51"W	34.40'
C47	14°41'30"	110.00'	28.21'	N79°08'51"W	28.13'
C48	17°59'31"	44.00'	13.82'	S80°45'51"E	13.76'
C49	17°59'31"	44.00'	13.82'	N81°14'37"E	13.76'
C50	17°59'31"	110.00'	34.54'	S81°14'37"W	34.40'
C51	14°22'30"	110.00'	27.60'	S79°28'07"W	27.53'
C52	03°37'01"	110.00'	6.94'	S88°25'53"W	6.94'
C53	54°08'42"	100.00'	94.44'	N82°42'16"W	90.97'
C54(OA)	234°08'42"	45.00'	183.87'	N27°17'44"E	80.15'
C55	54°08'42"	45.00'	42.50'	S82°42'16"E	40.94'
C56	46°38'42"	45.00'	36.63'	N86°55'02"E	35.63'
C57	39°02'46"	45.00'	30.87'	N24°04'18"E	30.08'
C58	39°02'00"	45.00'	30.66'	N14°58'05"W	30.07'
C59	25°40'45"	45.00'	20.17'	N47°19'28"W	20.00'
C60	29°35'47"	45.00'	23.24'	N74°57'44"W	22.99'
C61	89°31'48"	60.00'	93.76'	N44°58'42"W	84.50'
C62	17°34'13"	60.00'	18.40'	N08°33'19"E	18.33'
C63	17°34'13"	75.00'	23.00'	N08°33'19"E	22.91'
C64	17°34'13"	80.00'	27.60'	N08°33'19"E	27.49'
C65	11°59'19"	80.00'	18.83'	N11°20'46"E	18.80'

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C66	05°34'54"	90.00'	8.77'	N02°33'40"E	8.76'
C67(OA)	63°21'56"	100.00'	110.59'	S31°27'11"W	105.04'
C68(OA)	152°53'46"	45.00'	120.08'	N13°18'44"W	87.49'
C69	18°21'49"	100.00'	33.80'	S09°27'07"W	33.64'
C70	44°00'07"	100.00'	78.80'	S41°08'05"W	74.92'
C71	55°54'31"	45.00'	43.91'	N35°10'53"E	42.19'
C72	38°56'33"	45.00'	30.59'	N12°14'39"W	30.00'
C73	48°51'37"	45.00'	38.37'	N58°08'43"W	37.22'
C74	09°11'05"	45.00'	7.21'	N85°10'04"W	7.21'
C81	88°31'49"	75.00'	117.20'	N44°58'42"W	105.63'
C103	17°59'31"	23.00'	7.22'	S80°45'51"E	7.19'
C104	72°00'29"	3.00'	3.77'	S35°45'51"E	3.53'
C105	80°00'00"	3.00'	4.71'	S45°14'23"W	4.24'
C106	80°00'00"	3.00'	4.71'	N44°45'37"W	4.24'
C107	72°00'29"	3.00'	3.77'	N36°14'37"E	3.53'
C108	17°59'31"	23.00'	7.22'	N81°14'37"E	7.19'
C109	153°23'10"	24.00'	64.25'	N13°33'22"W	46.71'
C110	17°09'41"	121.00'	38.24'	S54°33'23"W	36.11'
C111	129°32'51"	8.00'	18.09'	S89°15'02"E	14.47'
C112	18°38'48"	93.00'	30.27'	N13°48'00"W	30.13'
C113	113°21'46"	23.00'	45.51'	S33°33'29"W	38.44'

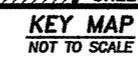
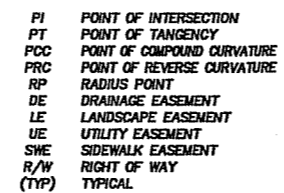
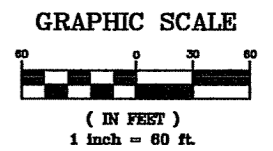


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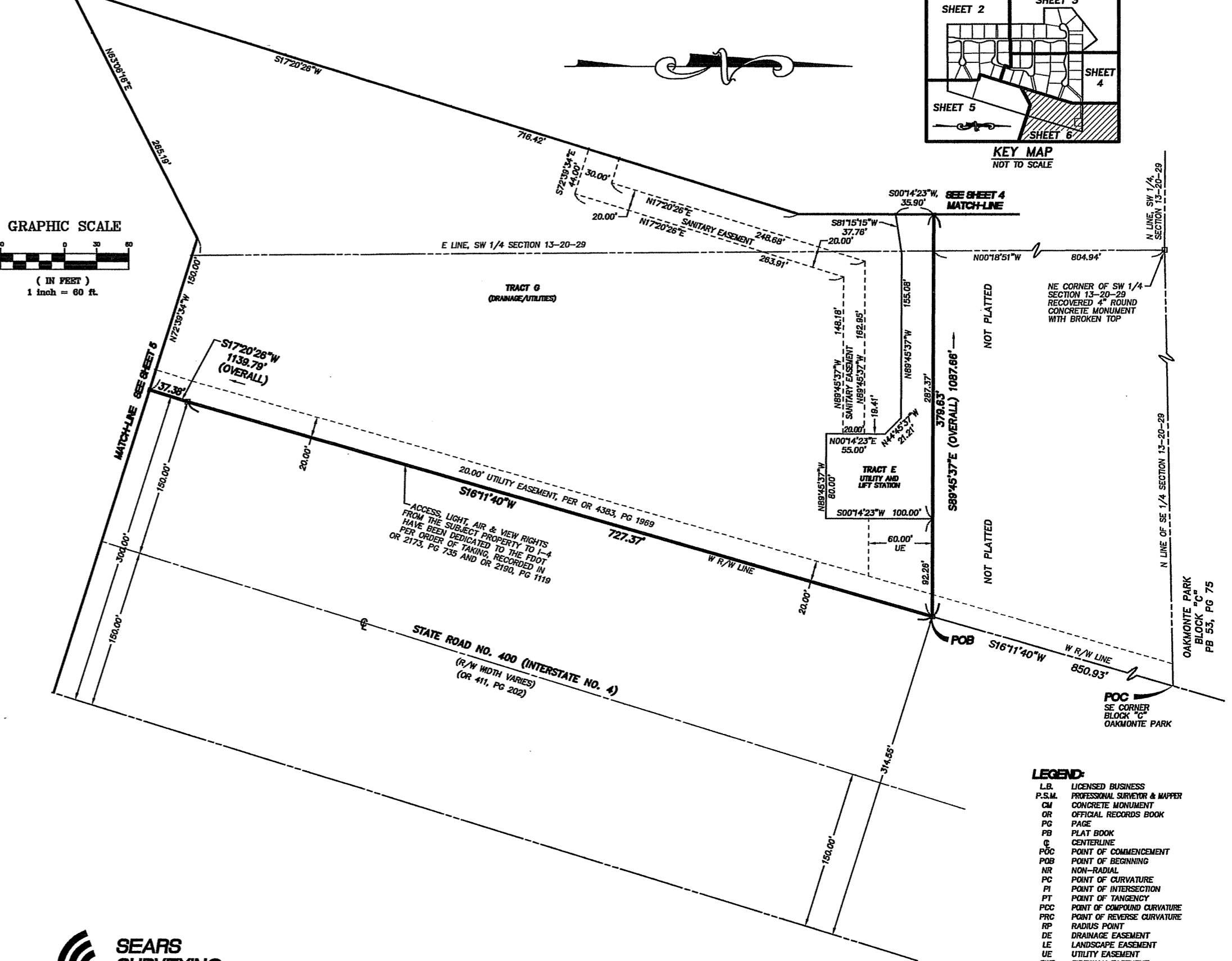
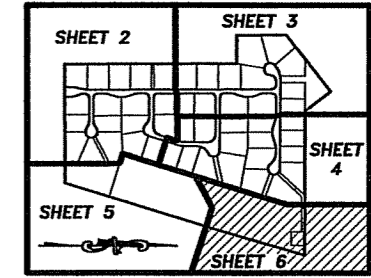
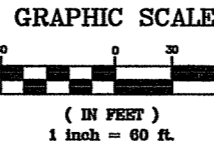
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